

**CITY OF BROKEN ARROW
PLANNING COMMISSION MEETING
MINUTES
December 18, 2003**

The Planning Commission Agenda for this meeting was posted on December 12, 2003, at 8:30 a.m. on the City Hall Bulletin Board, 220 S. First Street.

1. The Broken Arrow Planning Commission met on Thursday, December 18, 2003, at 5:01 p.m.

2. Present: Robert Goranson, Chairman
Renate Caldwell, Vice Chairperson
Mike Lester, Commission Member
Johnnie Parks, Commission Member
Ricky Jones, Commission Member

Absent: None

Staff Present: Farhad K. Daroga, City Planner
Brent Murphy, Assistant City Planner
Joyce Snider, Administrative Ass't
April Parnell, Ass't City Attorney
Jeff Westfall, Engineering Dept

3. The Commission considered the minutes of the regular Planning Commission meeting held December 4, 2003. **Motion** by Mike Lester to approve the December 4, 2003, minutes as presented. The motion was seconded by Johnnie Parks.

Yes: Jones, Parks, Lester, Caldwell, Goranson

No: None

Motion Approved

4. The Commission considered the Consent Agenda. Farhad Daroga reviewed each item on the Consent Agenda.

Motion by Mike Lester to approve the Consent Agenda, as recommended by Staff. The motion was seconded by Bob Goranson.

Yes: Jones, Parks, Lester, Caldwell, Goranson

No: None

Motion Approved.

4A. PT03-130, DN03-196, The Estates at Shenandoah preliminary plat, PUD 94, (Battle Creek) 17.52 acres, AR-3 (R-3 pending), north of Omaha Street and west of Elm Place, Cook & Associates (Engineer). The applicant was present. This item was approved as recommended by Staff.

4B. PT03-131, DN03-197, Mission Gardens preliminary plat, 6.56 acres, 44 lots, R-1/PUD 121A, (Villages of Birchwood) Olive Avenue between Florence Avenue & New Orleans Street, Cook & Associates (Engineer). The applicant was present. This item was approved as recommended by Staff.

- 4C. PT03-132, DN03-200, St. Stephen's United Methodist Church preliminary plat, 5.2 acres, 1 lot, SP 43, 1 lot, north of New Orleans, 880 feet east of Elm Place, Joe Donelson (Engineer). The applicant was present. This item was approved as recommended by Staff.
- 4D. PT03-105, DN03-121, Stonewood Hills II conditional final plat, 40.33 acres, 118 lots (PUD 127) south of Albany, west of 9th Street (Lynn Lane), Hall, Rosenbaum & Associates, Inc. (Engineer). The applicant was not present. This item was tabled as recommended by Staff and as requested by the applicant after the Staff recommendation was amended.

5. **ITEMS REMOVED FROM CONSENT AGENDA**

6. The Commission considered BAZ 1618, 12, 250 square feet, R-3 to C-1, southeast corner of Commercial Street and Birch Street, Brad and Candy Campbell (Applicants/owners). Farhad Daroga presented the background, saying Staff recommends C-1P zoning due to the need for on-site parking in this particular area. He said C-1 zoning does not require on-site parking and in this area on-street parking would have substantial negative impact on the neighborhood. The need for on-site parking in this area was discussed. Johnnie Parks asked if the change in the Comprehensive Plan was for the area or only for this particular piece of property and Farhad Daroga said it was only for the one property.

Brad Campbell, 1206 Sherwood Lane, Broken Arrow, compared the parking on his property to another commercially zoned property in the area, Elegant Accents, and asked why he had to have additional parking. Farhad Daroga pointed out that the property in question is zoned C-1P and parking requirements are based on the use involved. Mr. Campbell said he had no problem with that. Discussion followed. There were no protestants present.

Motion by Johnnie Parks to recommend approval of C-1P zoning on this property as recommended by Staff. The motion was seconded by Mike Lester.

Yes: Jones, Parks, Lester, Caldwell, Goranson

No: None

Motion Approved.

Bob Goranson said this matter will be considered by the City Council in their meeting of January 20, 2004, at 7:00 p.m.

7. The Commission considered BAZ 1619, A-1 to R-3S, 40.76 acres, one-half mile north of Kenosha Street, on the west side of County Line Road/193rd East Avenue, Charles Sanders (Applicant/Owner). Farhad Daroga presented the background, saying this was a new subdivision that was approved for R-3 development by BAZ 1396. He said the property is being platted as R-3 but the plat has not been recorded so the property is still A-1. Bob Goranson asked why the plat has not been recorded and Brent Murphy said the developer is working with city Staff and plans to record the plat before January 1, 2004. The applicant, Mr. Charles Sanders, was present and said he had nothing to add. There were no protestants.

Motion by Mike Lester to recommend approval of BAZ 1619 as recommended by Staff. The motion was seconded by Ricky Jones.

Yes: Jones, Parks, Lester, Caldwell, Goranson

No: None

Motion Approved.

7. continued

Bob Goranson said this matter will be considered by the City Council in their meeting of January 20, 2004 at 7:00 p.m.

8. The Commission considered BAZ 1620, 2.7 acres, C-5 to C-4, east of the northeast corner of Kenosha Street and Elm Place, Rodway O. Brown (Applicant). Farhad Daroga presented the background, saying this is the site of the old Bolt Equipment Supply which is closed and the property is unoccupied. He said the Comprehensive Plan shows Level 6 on this property which supports C-4 zoning. He said Staff recommends approval with the condition of platting. The applicant was present and said he had nothing to add. There were no protestants present.

Motion by Mike Lester to recommend approval of BAZ 1620 as recommended by Staff. The motion was seconded by Johnnie Parks.

Yes: Jones, Parks, Lester, Caldwell, Goranson

No: None

Motion Approved.

Bob Goranson said this matter will be considered by the City Council in their meeting of January 20, 2004 at 7:00 p.m.

9. The Commission considered PUD 92E, minor amendment to PUD 92, Furniture Factory Outlet, Lot 10, Block 1, Kenosha Crossing, Charles Silman, (Applicant). Farhad Daroga presented the background, saying Furniture Factory Outlet has a small sliver of property coming out onto Kenosha Street on their very south end. He said the lot has 1.1 acres, with C-5 zoning and they wish to place a sign at the entrance to their lot from Kenosha Street. He said they have a small 30-foot wide opening between two restaurants. He said Staff recommends approval subject to the following conditions:

1. Sign shall be located north of the drive to either Fajita Rita's restaurant or Popeye's restaurant.
2. Sign shall be located entirely on applicant's property. Sign shall not project over any property line unless there is a sign easement recorded in Tulsa County that is signed by both property owners.
3. Due to the limited space available in which to locate this sign, the applicant shall notify and provide a plan of this sign location to the adjoining property owner/s.
4. No part of the sign shall be located within or projected over the City of Broken Arrow water line easement.
5. Sign shall meet the requirements of PUD 92, which limits the height of the sign to 20 feet and size to no more than 128 square feet.
6. With a request for a sign permit, the property owner shall submit a letter acknowledging that the sign is located on private property, and they release the City of Broken Arrow from any liability associated with this sign.

Farhad Daroga said Staff conducted a site review and found there is very little room available in which to place a sign and a sign might be erroneously place on a neighbor's property. He said since this is a minor amendment, the owners of neighboring property have not been notified of this hearing and are not aware of this request and that is the reason for the requirements. He reviewed each of the recommended conditions. He said Staff is concerned regarding the limited space in which to place a sign and wants to ensure that it is placed properly. Staff showed photographs of the site.

9. continued

Bob Goranson asked if Staff has reviewed the recommendations with the applicant and Staff said the applicant received a copy of the Staff report with the recommendations and Staff reviewed them verbally with the applicant. The applicant was not present. Discussion followed regarding the space limitation related to placement of a sign and the existing sign and consensus reached that additional information was needed.

Motion by Renate Caldwell to table PUD 92E. The Motion was seconded by Johnnie Parks.

Yes: Jones, Parks, Lester, Caldwell, Goranson

No: None

Motion Approved.

Bob Goranson asked that Staff ensure that the applicant have a full and complete understanding of the issues involved in this application before this matter is placed on the agenda again.

10. The Commission discussed an amendment to Article VI, Section 4 (R-2) of the Broken Arrow Zoning Ordinance pertaining to side yard requirements.

Motion by Ricky Jones that Staff be directed to advertise a public hearing related to creation of an R-2S district and/or amendment of the existing R-2 zoning pertaining to side yard requirements. The motion was seconded by Johnnie Parks.

Yes: Jones, Parks, Lester, Caldwell, Goranson

No: None

Motion Approved.

11. The Commission discussed the proposed joint work session with City Council and Board of Adjustment. Farhad Daroga related the Staff efforts to schedule a meeting and said that February 5, 2004 seemed the date when the most people would be able to attend. Bob Goranson asked if anyone had items of discussion for the joint work session. There was no response and no action was taken.

Motion by Renate Caldwell at 5: 40 p.m. to adjourn. The motion was seconded by Bob Goranson.

Yes: Jones, Parks, Lester, Caldwell, Goranson

No: None

Motion Approved.